

**Village of Cold Spring
Historic District Review Board
85 Main Street, Cold Spring, New York 10516
Regular monthly meeting/Public hearing**

October 9, 2013

Members present: Chairman Al Zgolinski; Members: Carolyn Bachan, Michael Bowman, Gretchen Dykstra and Kathleen Foley

Public Hearing

Tania Drinnon, 212 Main St.

The meeting opened at 8:17 P.M. The Applicant proposed to build a second story addition on the rear, added portion of the house. The Applicant presented revised drawings (dated October 4, 2013) in response to the workshop which was held on September 24, 2013.

The Applicant presented the return request receipts from neighboring properties; no members of the public were present for the hearing.

Chairman Zgolinski opened the meeting to Board member comments. Board members discussed the location of exterior stairs on the west façade, with a landing and a turn from the porch, noting that they gave the visual impression that the house is being divided into upper and lower apartments. The Applicant responded the purpose of the exterior stairs is to provide a second means of access to the upper floor since the interior stairs are very narrow and make moving full size furniture difficult. It was noted by the Applicant that on the current drawing the stairs were shown incorrectly. The Applicant opted to withdraw the stairs from the application pending further consideration and will come back to request their approval at a later date.

K. Foley felt that the French doors leading to the east looked are too ornate for the overall simplicity of the original structure, as are the sconce lights at their sides. The applicant agreed to remove the sconce lighting on the east façade, but requested that the doors remain.

C. Bachan questioned why louver shutters were shown on the drawings rather than panel shutters shown as were previously discussed. The Applicant responded that, in her opinion, the panel louvers would be too formal. A discussion ensued regarding the shutters; it was decided that no shutters would be added to any portion of the structure.

G. Dykstra noted that the proposed rear door does not match existing doors. A discussion ensued over the door.

M. Bowman questioned the dentils shown on the north side of the house. K. Foley agreed and noted that the original mass appears not to have dentils historically, so adding this detail makes the house into something more ornate and detailed than it would have been. She and Bowman suggested that the dentils be removed from the design; the applicant agreed.

A. Zgolinski questioned why the cornice returns which exist on the main mass are shown in the drawings, and wondered if they were being removed as part of the rehabilitation. The Applicant noted that she intends retain them but they were left off the drawings.

The following changes need to be made to the drawings:

- The shutters need to be removed from the drawings.
- The two sconce lights on the east façade need to be removed from the drawings; the two sconces intended as secondary egress lighting on the west façade will remain.
- The dentils need to be removed from the drawings.
- The existing cornice return needs to be shown on the drawings.
- The west balcony and stairs will be removed from the submission.
- The lattice below the main porch needs to be shown diagonally to reflect existing condition

The materials used are the following:

- Wood clapboard siding, rails, trim and ornament, including pilasters (clapboard to be restored on original mass at a later date)
- Aluminum k-gutters to match existing
- Existing door and windows on rear addition to remain
- French doors wood with the muntin pattern shown in the drawing.
- An architectural asphalt shingle will be used for the roofing.
- Trim on the north façade to match that of main house.

M. Bowman moved to approve the application as amended and C. Bachan seconded the motion. Chairman Zgolinski took a roll call vote which was as follows:

M. Bowman - yes

C. Bachan - yes

G. Dykstra - yes

K. Foley – no; she expressed her appreciation with all the applicant had done to meet the requests of the board, but felt the bulk of the addition is still too great and overwhelms the original house's mass; she also felt that the French doors on east elevation are too ornate for the overall design.

A. Zgolinski - yes.

The amended application was approved 4-1. Chairman Zgolinski requested that the applicant's architect make the required changes and that the applicant should submit 3 copies of the finalized drawings.

Correspondence:

- West Point Foundry Preserve Park – opening ceremony October 19, 2013
- Affidavit of Publication for public hearing for Tania Drinnon, 212 Main St.

Minutes:

- The minutes of September 11, 2013 were reviewed A. Zgolinski moved to accept the minutes as drafted for September and M. Bowman seconded the motion. The minutes were approved 3-0. K. Foley and G. Dykstra abstained due to they were not present at that meeting.

G. Dykstra moved to adjourn the meeting and K. Foley seconded the motion. The meeting adjourned at 9:19 P.M.

Al Zgolinski, Historic District Review Board Chairman

Date